

CHICAGO PLAN COMMISSION

121 North LaSalle Street
Council Chambers - 2nd Floor, City Hall
Chicago, Illinois 60602

May 15, 2014

1:00 P.M.
MINUTES

PRESENT

Daniel Sih
Les Bond
Andrew Mooney
Smita Shah
Rebekah Scheinfeld
Patricia Scudiero
Linda Searl
Olga Camargo
Doris Holleb
George Migala
Michael Kelly
Bishop John R. Bryant
Alderman Walter Burnett
Alderman Thomas Tunney

ABSENT

Martin Cabrera
Euclid Walker
Terry Peterson
Alderman Edward Burke
Alderman Daniel S. Solis
Alderman Joseph Moore
Alderman Ray Suarez

- I. The Vice-Chairman called the meeting to order at 1:05 PM and then undertook a roll call to establish the presence of a quorum. The hearing commenced with nine members present.
- II. A court reporter was present to record the proceedings. A transcript is available for the purpose of pursuing all matters in greater detail and is a part of the permanent public record of the Regular Hearing of the Chicago Plan Commission held on May 15, 2014.
- III. The Minutes of the April 23, 2014 Hearing were approved unanimously.
- IV. **The following inter-agency items numbered 1 through 7, under Adjacent Neighbors, items number 9 through 11 under Negotiated Sales, items numbered 12 through 14 under Acquisitions and Dispositions and item number 16 under Tax Increment Financing were approved by an omnibus vote of 9-0. Item number 8 was withdrawn.**

Adjacent Neighbors

1. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 6505 South Artesian Avenue. (14-033-21)
2. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 6825 South Laflin Street. (14-033-21)

3. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 8444-46 South Carpenter Street. (14-033-21)
4. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 5822 South Prairie Avenue. (14-033-21)
5. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 4239 South Champlain Avenue. (14-033-21)
6. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 4734 West Washington Boulevard. (14-033-21)
7. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 7331 South Aberdeen Street. (14-033-21)

Negotiated Sales

8. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 1130 West Lawrence Avenue. (14-028-21)
Withdrawn
9. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 1540 East 68th Street. (14-034-21)
10. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 524 East 43rd Street. (14-036-21)
11. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 1752 North Sawyer Avenue. (14-037-21)

Acquisitions and Dispositions

12. A resolution recommending a proposed ordinance authorizing the disposition of City-owned land to the University of Illinois for the property generally located at 1836 West Washburne Avenue. (14-040-21)
13. A resolution recommending a proposed ordinance authorizing the disposition of two City-owned parcels to the Chicago Park District for the expansion of Grant Park for the property generally located at 300 East 11th Street. (14-019-21)
14. A resolution recommending a proposed ordinance authorizing the disposition of City-owned land to Johnny's Ice House for the property generally located at 2602 West Madison Avenue. (14-039-21)
15. A resolution recommending a proposed ordinance authorizing the disposition of City-owned land to Casa Queretaro Limited Partnership for the purpose of constructing a 45 unit, four-story apartment building for the property generally located at 1614 South Damen – NWC of south Damen and West 17th Street. (14-035-21)

Tax Increment Financing

16. The Western/Ogden Tax Increment Financing Redevelopment Project Area and Plan Amendment No. 1 to change from Industrial Classification to Residential Classification. The TIF boundaries are, generally, bounded by Congress Parkway, Harrison Street and Roosevelt Road on the north; 16th and 18th street on the south; Ashland Avenue, Campbell Avenue and Western Avenue on the east; and California Avenue, Talman Avenue, Rockwell Avenue, and Washtenaw Avenue on the west. (14-035-21)
- D. MATTERS SUBMITTED IN ACCORDANCE WITH THE LAKE MICHIGAN AND CHICAGO LAKEFRONT PROTECTION ORDINANCE AND/OR THE CHICAGO ZONING ORDINANCE:
 1. Lake Michigan and Chicago Lakefront Protection Ordinance Application No. 639 submitted by the Chicago Park District for the property generally located at 300 East 11th Street. The applicant proposes to construct a skate plaza and outdoor recreation space on an approximately 1.86-acre site to be acquired from the City of Chicago and incorporated into Grant Park. The site lies within the Public Use Zone of the Lake Michigan and Chicago Lakefront Protection District. The site lies within the National Register of Historic Places' Grant Park District. **Approved 13-0-1 with Commissioner Kelly recusing himself – Yeas- Commissioners Bond, Bryant, Burnett, Camargo, Holleb, Migala, Mooney, Scheinfeld, Scudiero, Searl, Sih Tunney and Shah**
 2. A proposal for a Business Institutional Planned Development, submitted by Fellowship Educational & Economic Development Corporation, for the property generally located at 8522 South Lafayette Avenue. The Applicant is proposing to restore and reuse the existing two-story industrial facility which exists on the site. The building will incorporate multiple uses including a school, a religious institution, a health care clinic, retail uses, and restaurant uses. 544 parking stalls will be provided on site. The Applicant is requesting to rezone the property from M2-2 (Light Industry District) to C3-2 (Commercial, Manufacturing and Employment District) and then to a Business Institutional Planned Development. **Approved 13-0 - Yeas- Commissioners Bond, Bryant, Camargo, Holleb, Kelly, Migala, Mooney, Scheinfeld, Scudiero, Searl, Sih Tunney and Shah**
 3. A Residential Business Planned Development application submitted by FRC Realty, Inc. for the property generally located at 350 - 360 West Chestnut Street, 341 – 361 West Chestnut Street, 836 – 848 North Orleans Street, and 837 – 865 North Sedgwick Street. The applicant proposes to construct a 29-story residential building with approximately 310 residential units, ground floor retail, and approximately 224 parking spaces on the approximately 1.7-acre site. The site includes a two-story commercial building which would be retained. The applicant proposes to rezone the property from RT4 Residential Two-Flat, Townhouse and Multi-Unit District and C1-2 Neighborhood Commercial District to C2-5 Motor Vehicle-Related District prior to establishing the Residential Business Planned Development. **Approved 12-0-1 with Commissioner Burnett recusing himself – Yeas – Commissioners Bryant, Camargo, Holleb, Kelly, Migala, Mooney, Scheinfeld, Scudiero, Searl, Sih Tunney and Shah**
 4. An amendment to Residential Planned Development Number 105, submitted by Alderman Patrick J. O'Connor, for the property generally located at 1750 W. Peterson Avenue. The purpose of the amendment is to reduce the net site area of the planned development to accommodate the construction of a new Metra station on that portion of

land which will be removed from the existing planned development. No construction is proposed for the resulting amended planned development at this time. **Approved 12-0 Yeas – Commissioners Bryant, Camargo, Holleb, Kelly, Migala, Mooney, Scheinfeld, Scudiero, Searl, Sih Tunney and Shah**

5. A proposal for a planned development, submitted by the Public Building Commission, for the property generally located at 6950 North Hiawatha Avenue. The Applicant is proposing to construct a 3 story addition to an existing 1 story public school. The Applicant is requesting to rezone the property from RS-1 (Residential Single-Unit (Detached House) District) to an Institutional Planned Development. **Approved 12-0 Yeas – Commissioners Bryant, Camargo, Holleb, Kelly, Migala, Mooney, Scheinfeld, Scudiero, Searl, Sih Tunney and Shah**
6. Lake Michigan and Chicago Lakefront Protection Ordinance Application, No. 637, submitted by Lincoln Park Zoo, for the property generally located in the 2300 block of North Cannon Drive and within the Public-Use Zone of the Lake Michigan and Chicago Lakefront Protection District. The Applicant is proposing the construction of a new outdoor Polar Bear exhibit and a new outdoor African Penguin exhibit, with new holding areas and visitor shelters. The Applicant is proposing to maintain the current zoning of the property, POS-1 (Parks and Open Space District). **Approved 11-0 with Commissioner Kelly recusing himself – Yeas - Commissioners Bryant, Camargo, Holleb, Migala, Mooney, Scheinfeld, Scudiero, Searl, Sih Tunney and Shah**
7. A proposed Residential Business Planned Development submitted by 3200 N. Clark, LLC for the property generally located at 3200-3226 North Clark Street and 845-856 West Belmont Ave. The site is currently zoned B3-3, Community Shopping District and the applicant proposes to reclassify the site to a B3-5, Community Shopping District before establishing the Residential Business Planned Development. The project proposal includes the construction of a multi-story residential-commercial mixed-use building with ground floor commercial retail space and accessory parking spaces. The property is improved by a one-story commercial retail center. **Approved 12-0 Yeas – Commissioners Bryant, Camargo, Holleb, Kelly, Migala, Mooney, Scheinfeld, Scudiero, Searl, Sih, Burnett and Shah**

Adjournment: **3:25 PM**